



TO LET – RETAIL UNIT

Melton Mowbray Station

LE13 1AF

E M R

Location:

Melton Mowbray station is located approximately five minutes' walk from the town centre. The station provides commuters with access to Birmingham via Leicester, Nuneaton and Coleshill, as well as Peterborough and Cambridge.

205,574 +
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

A new business opportunity has arisen in Melton Mowbray station. The retail space is available and ready to be fitted out. Would suit a Grab & Go Coffee and/or food operator. There is the potential for use of additional space which may provide scope for alternative and complementary uses.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

The unit forms part of the station building and is accessed from Platform 1. It comprises of an open sales/seating area leading to the kitchen and storage area with staff washroom at the back of the unit. The unit is partially ft out to a good standard and

Unit Size:

Retail Unit: 22.06 sq.m. 237.51 sq.ft.
 Storage/Kitchen: 14.40 sq.m. 165.74 sq.ft.
 Additional space 33.5 sq.m.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

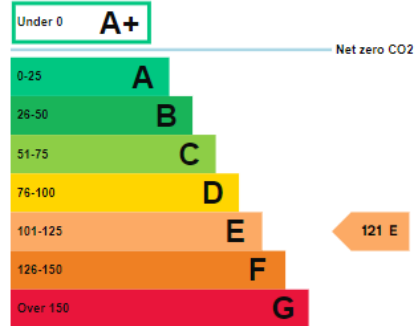
Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

EPC: E

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Advance Ventures is acting on behalf of Abellio East Midlands Limited, a company registered in England and Wales with company number 09860485 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.